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SCANNED

POSTED

JUL 08 2021

COUNTY CLERK
ELLIS COUNTY, TEXAS

NOTICE OF FORECLOSURE SALE

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OR ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

1. Property to Be Sold. The property to be sold is described as follows: BEING ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND SITUATED IN THE J. BLAIR SURVEY, ABSTRACT NO. 115, AND BEING PART OF A CALLED 20.395 ACRE TRACT DESCRIBED BY INSTRUMENT RECORDED IN VOLUME 2264, PAGE 869 OF THE OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS (OPRECT), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE E.P. DAWSON ROAD (A PUBLIC ROAD) FOR THE WEST COMER OF THIS TRACT AND SAID 20.395 ACRE TRACT, SAID POINT BEING THE NORTH CORNER OF THAT CERTAIN TRACT CONVEYED TO WILLIAM J. CAPELL AND ANN ELIZABETH CAPELL BY INSTRUMENT RECORDED IN VOLUME 1994, PAGE 520 OPRECT, FROM SAID POINT A 60D NAIL SET FOR WITNESS BEARS SOUTH 30 DEGREES 00 MINUTES 00 SECONDS EAST, 27.32 FEET;

THENCE NORTH 60 DEGREES 00 MINUTES 00 SECONDS EAST, 304.80 FEET (DEED - RECORD BEARING BASIS) ALONG SAID ROAD, AND ALONG THE NORTHWEST LINE OF THIS TRACT AND SAID 20.395 ACRE TRACT, TO A POINT FOR THE NORTH CORNER OF THIS TRACT, SAID POINT BEING THE WEST CORNER OF A CALLED 10.00 ACRE TRACT DESCRIBED BY INSTRUMENT RECORDED IN VOLUME 1788, PAGE 1532 OPRECT;

THENCE SOUTH 30 DEGREES 00 MINUTES 00 SECONDS EAST, THROUGH SAID 20.395 ACRE TRACT, ALONG THE NORTHEAST LINE OF THIS TRACT, PASSING AT 32.16 FEET A 3/8 INCH STEEL ROD FOR WITNESS, CONTINUING A TOTAL DISTANCE OF 1486.44 FEET TO A 60D NAIL SET IN THE SOUTHEAST LINE OF SAID 20.395 ACRE TRACT AND IN THE NORTHWEST LINE OF A CALLED 50.000 ACRE TRACT DESCRIBED BY INSTRUMENT RECORDED IN VOLUME 1085, PAGE 879 OPRECT, FOR THE EAST CORNER OF THIS TRACT AND THE SOUTH CORNER OF SAID 10.00 ACRE TRACT;

THENCE SOUTH 60 DEGREES 26 MINUTES 57 SECONDS WEST, 304.81 FEET (DEED - SOUTH 60 DEGREES 50 MINUTES 00 SECONDS WEST) ALONG THE SOUTHEAST LINE OF THIS TRACT AND SAID 20.395 ACRE TRACT, AND ALONG THE NORTHWEST LINE OF SAID 50.000 ACRE TRACT TO A 1/2 INCH STEEL ROD SET FOR THE SOUTH CORNER OF THIS TRACT AND SAID 20.395 ACRE TRACT, AND BEING THE EAST CORNER OF SAID CAPELL TRACT;

THENCE NORTH 30 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG THE SOUTHWEST LINE OF THIS TRACT AND SAID 20.395 ACRE TRACT, AND ALONG THE NORTHEAST LINE OF SAID CAPELL TRACT, PASSING AT 1456.73 FEET THE AFOREMENTIONED 60D NAIL FOR WITNESS, CONTINUING A TOTAL DISTANCE OF 1484.05 FEET TO THE POINT OF BEGINNING, AND CONTAINING APPROXIMATELY 10.393 ACRES OF LAND.

NOTE: THE COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 06/06/2019 and recorded in Document 1917621 real property records of Ellis County, Texas.

3. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: 09/07/2021

Time: 01:00 PM

Place: Ellis County, Texas at the following location: THE SOUTH PORCH OF THE COURTHOUSE OF ELLIS COUNTY OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.

5. Obligations Secured. The Deed of Trust executed by PHILLIP H. SCHIEFER AND KATHY A. SCHIEFER, provides that it secures the payment of the indebtedness in the original principal amount of \$231,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR ANGEL OAK MORTGAGE TRUST 2020-6, MORTGAGE-BACKED CERTIFICATES, SERIES 2020-6 is the current mortgagee of the note and deed of trust and SELECT PORTFOLIO SERVICING, INC. is mortgage servicer. A servicing agreement between the mortgagee, whose address is U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR ANGEL OAK MORTGAGE TRUST 2020-6, MORTGAGE-BACKED CERTIFICATES, SERIES 2020-6 c/o SELECT PORTFOLIO SERVICING, INC., 3217 S. Decker Lake Dr., Salt Lake City, UT 84119 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. Substitute Trustee(s) Appointed to Conduct Sale. In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.



Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, Attorney at Law
Michael Zientz, Attorney at Law
Lori Liane Long, Attorney at Law
Chelsea Schneider, Attorney at Law
Ester Gonzales, Attorney at Law
Parkway Office Center, Suite 900
14160 Dallas Parkway
Dallas, TX 75254

Certificate of Posting

I am _____ whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on _____ I filed this Notice of Foreclosure Sale at the office of the Ellis County Clerk and caused it to be posted at the location directed by the Ellis County Commissioners Court.

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SCANNED

POSTED

JUL 08 2021

COUNTY CLERK
ELLIS COUNTY, TEXAS

NOTICE OF FORECLOSURE SALE

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OR ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

1. Property to Be Sold. The property to be sold is described as follows: LAND SITUATED IN THE CITY OF MIDLOTHIAN IN THE COUNTY OF ELLIS IN THE STATE OF TX ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND BEING LOT 21 OF DIAMOND CREEK RANCHETTES, UNIT TWO, AN ADDITION IN ELLIS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN CABINET A, SLIDE 605, PLAT RECORDS, ELLIS COUNTY, TEXAS. COMMONLY KNOWN AS: 1240 SILVER RIVER RD, MIDLOTHIAN, TX 76065

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 08/21/2017 and recorded in Document 1724793 real property records of Ellis County, Texas.

3. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: 09/07/2021

Time: 01:00 PM


Place: Ellis County, Texas at the following location: THE SOUTH PORCH OF THE COURTHOUSE OF ELLIS COUNTY OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.

5. Obligations Secured. The Deed of Trust executed by EDWARD LEON THOMPSON AND VELMA RUTH THOMPSON, provides that it secures the payment of the indebtedness in the original principal amount of \$330,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Longbridge Financial, LLC is the current mortgagee of the note and deed of trust and LONGBRIDGE FINANCIAL, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is Longbridge Financial, LLC c/o LONGBRIDGE FINANCIAL, LLC, One International Blvd., Suite 410, Mahwah, NJ 07495 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. Substitute Trustee(s) Appointed to Conduct Sale. In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.



Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, Attorney at Law
Michael Zientz, Attorney at Law
Lori Liane Long, Attorney at Law
Chelsea Schneider, Attorney at Law
Ester Gonzales, Attorney at Law
Parkway Office Center, Suite 900
14160 Dallas Parkway
Dallas, TX 75254

Certificate of Posting

I am _____ whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on _____ I filed this Notice of Foreclosure Sale at the office of the Ellis County Clerk and caused it to be posted at the location directed by the Ellis County Commissioners Court.

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SCANNED POSTED
JUL 29 2021

COUNTY CLERK
ELLIS COUNTY, TEXAS

NOTICE OF FORECLOSURE SALE

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OR ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

1. Property to Be Sold. The property to be sold is described as follows: LOT 1657, LAKE RIDGE SECTION 21, AN ADDITION TO THE CITY OF CEDAR HILL, ELLIS COUNTY AND DALLAS COUNTY, TEXAS, ACCORDING TO THE REVISED MAP THEREOF RECORDED IN CABINET F, SLIDE 164 THRU 167, PLAT RECORDS, ELLIS COUNTY, TEXAS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 12/24/2004 and recorded in Document 0501366 real property records of Ellis County, Texas.

3. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: 09/07/2021

Time: 10:00 AM

Place: Ellis County, Texas at the following location: THE SOUTH PORCH OF THE COURTHOUSE OF ELLIS COUNTY OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.

5. Obligations Secured. The Deed of Trust executed by WILLIAM H. HOWARD, provides that it secures the payment of the indebtedness in the original principal amount of \$57,510.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Towd Point Mortgage Trust 2019-4, U.S. Bank National Association, as Indenture Trustee is the current mortgagee of the note and deed of trust and SELECT PORTFOLIO SERVICING, INC. is mortgage servicer. A servicing agreement between the mortgagee, whose address is Towd Point Mortgage Trust 2019-4, U.S. Bank National Association, as Indenture Trustee c/o SELECT PORTFOLIO SERVICING, INC., 3217 S. Decker Lake Dr., Salt Lake City, UT 84119 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. Substitute Trustee(s) Appointed to Conduct Sale. In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.



Mackie Wolf Zientz & Mann, P.C.

Brandon Wolf, Attorney at Law

L. Keller Mackie, Attorney at Law

Michael Zientz, Attorney at Law

Lori Liane Long, Attorney at Law

✓ Chelsea Schneider, Attorney at Law

Ester Gonzales, Attorney at Law

Parkway Office Center, Suite 900

14160 Dallas Parkway

Dallas, TX 75254

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SCANNED

POSTED

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AUG 05 2021

COUNTY CLERK
ELLIS COUNTY, TEXAS

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

Logan Thomas, Bob Dickerson, Phillip Pierceall, Aaron Parker, Douglas Rodgers, Terry Waters, Bruce Miller, Travis Kaddatz, Craig Muirhead, Clay Golden, Wendy Lambert, David Ray, Shawn Schiller, Cary Corenblum, Joshua Sanders, Matthew Hansen
c/o Malcolm Cisneros/Trustee Corps
17100 Gillette Avenue
Irvine, CA 92614
(949) 252-8300

ISL 75385
TS No TX07000180-18-4

APN 164619

TO No 210351456-TX-RWI

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on January 29, 2016, **MICHAEL R. POWELL**, A SINGLE PERSON as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of THOMAS E. BLACK, JR as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for LOANDEPOT.COM, LLC, its successors and assigns, as original Beneficiary, which Deed of Trust secures the payment of that certain Promissory Note of even date therewith in the original amount of \$103,098.00, payable to the order of Lakeview Loan Servicing, LLC as current Beneficiary, which Deed of Trust recorded on February 5, 2016 as Document No. 1603288 and that said Deed of Trust was modified by Modification Agreement and recorded January 24, 2020 as Instrument Number 2002529 in Ellis County, Texas. Deed of Trust covers all of the real property described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit: **SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

APN 164619

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Logan Thomas, Bob Dickerson, Phillip Pierceall, Aaron Parker, Douglas Rodgers, Terry Waters, Bruce Miller, Travis Kaddatz, Craig Muirhead, Clay Golden, Wendy Lambert, David Ray, Shawn Schiller, Cary Corenblum, Joshua Sanders, Matthew Hansen** or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust; and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and **Lakeview Loan Servicing, LLC**, the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust.



NOW THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, September 7, 2021 at 10:00 AM**, no later than three (3) hours after such time, being the first Tuesday of such month, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place in Ellis County, Texas, at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a Deed of Trust or other contract lien as follows: **Ellis County Courthouse, 101 W. Main Street, Waxahachie, TX 75165, or in the area designated by the Commissioner's Court.**

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of and Lakeview Loan Servicing, LLC's election to proceed against and sell both the real property and any personal property described in said Deed of Trust in accordance with and Lakeview Loan Servicing, LLC's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

NOTICE IS FURTHER GIVEN, that except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition. Conveyance of the Property shall be made without any representations or warranties whatsoever, expressed or implied. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters and are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition, without any expressed or implied warranties, except as to the warranted.

WITNESS, my hand this 30 day of July, 2021.


By: Cary Corenblum
Substitute Trustee(s)

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

**SALE INFORMATION CAN BE OBTAINED ONLINE AT www.Auction.com
FOR AUTOMATED SALES INFORMATION PLEASE CALL: Auction.com at 800.280.2832**

FOR REINSTATEMENT / PAY OFF REQUESTS CONTACT: (949) 252-8300
THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

To the extent your original obligation was discharged or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party retains rights under its security instrument, including the right to foreclose its lien.

EXHIBIT "A"

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND BEING KNOWN AND DESIGNATED AS LOT 11RR, COLLEGE SOUTH ADDITION SECTION ONE, AN ADDITION TO CITY OF ITALY, ELLIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET B, SLIDE 207, PLAT RECORDS, ELLIS COUNTY, TEXAS

POSTED

SCANNED

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AUG 05 2021

1207 Winkler St Ennis TX 75119

COUNTY CLERK
ELLIS COUNTY, TEXAS

20-005229

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

1. Date, Time, and Place of Sale.

Date: 09/07/2021

Time: Between 1:00 PM to 4:00 PM and beginning not earlier than 1:00 PM to 4:00 PM or not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Ellis County, pursuant to §51.002 of the Texas Property Code as amended: if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 07/06/2015 and recorded in the real property records of Ellis County, TX and is recorded under Clerk's File/Instrument Number, with Phillip Cass (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for Liberty Home Equity Solutions, Inc. mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Phillip Cass, securing the payment of the indebtedness in the original amount of \$138,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. PHH Mortgage Corporation is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. LOT 4, OF TRIPP ADDITION NO. 2, AN ADDITION TO THE CITY OF SONOMA, ELLIS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN CABINET A, SLIDE 426, OF THE PLAT RECORDS, OF ELLIS COUNTY, TEXAS.



4733227

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Compu-Link Corporation, d/b/a Celink, as Mortgage Servicer, is representing the current Mortgagee whose address is:

PHH Mortgage Corporation
2900 Esperanza Crossing
Austin, TX 78758

Donna Stockman
SUBSTITUTE TRUSTEE
Michelle Schwartz, Brenda Wiggs, David Stockman,
Guy Wiggs, Donna Stockman, Kathy Arrington,
Janet Pinder
1320 Greenway Drive, Suite 300
Irving, TX 75038

STATE OF Texas
COUNTY OF Parker

Before me, the undersigned authority, on this day personally appeared Donna Stockman, as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

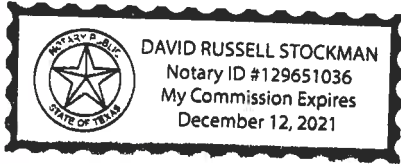
GIVEN UNDER MY HAND AND SEAL OF OFFICE this 5 day of Aug, 2021.

David Russell Stockman

NOTARY PUBLIC in and for
Parker COUNTY

My commission expires: 12-12-21

Print Name of Notary:
David Russell Stockman



CERTIFICATE OF POSTING

My name is _____, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on _____ I filed at the office of the Ellis County Clerk and caused to be posted at the Ellis County courthouse this notice of sale.

Declarants Name: _____

Date: _____

POSTED

SCANNED

00056

AUG 05 2021

970 Boren Drive , Waxahachie, TX 75165

COUNTY CLERK
ELLIS COUNTY, TEXAS

19-009981

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

1. Date, Time, and Place of Sale.

Date: 09/07/2021

Time: Between 1pm-4pm and beginning not earlier than 1pm-4pm or not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Ellis County, pursuant to §51.002 of the Texas Property Code as amended: if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 9/24/2009 and recorded in the real property records of Ellis County, TX and is recorded under Clerk's File/Instrument Number, 2474, Page 912, with John A. Gray (grantor(s)) and Wells Fargo Bank, National Association mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by John A. Gray, securing the payment of the indebtedness in the original amount of \$77,569.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Wells Fargo Bank, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND BEING KNOWN AND DESIGNATED AS LOT 8, BOREN ACRES, PHASE II, AN ADDITION TO ELLIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET B, SLIDE 478, PLAT RECORDS, ELLIS COUNTY, TEXAS.



4733124

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Wells Fargo Home Mortgage, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Wells Fargo Bank, N.A.
3476 Stateview Blvd.
Fort Mill, SC 29715

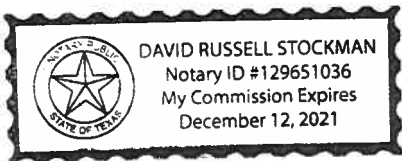
Donna Stockman
SUBSTITUTE TRUSTEE
Michelle Schwartz, Brenda Wiggs, David Stockman,
Guy Wiggs, Donna Stockman, Kathy Arrington,
Janet Pinder
1320 Greenway Drive, Suite 300
Irving, TX 75038

STATE OF Texas
COUNTY OF Parker

Before me, the undersigned authority, on this day personally appeared Donna Stockman, as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 5 day of Aug, 2021.

David Russell Stockman
NOTARY PUBLIC in and for
Parker COUNTY
My commission expires: 12-12-21
Print Name of Notary:
David Russell Stockman



CERTIFICATE OF POSTING

My name is _____, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on _____ I filed at the office of the Ellis County Clerk and caused to be posted at the Ellis County courthouse this notice of sale.

Declarants Name: _____
Date: _____

Notice of Substitute Trustee's Sale

00060

Date: August 11, 2021

Substitute Trustee: Brian Ford, Brian Burks, or Jennifer Kosumsuriya
Mailing: P.O. Box 717
Waxahachie, Ellis County, Texas 75168
Physical: 200 North Elm Street
Waxahachie, Ellis County, Texas 75165

POSTED
AUG 12 2021
COUNTY CLERK
ELLIS COUNTY, TEXAS

Lender: Citizens National Bank of Texas

Note: A promissory note executed by KATA Mechanics, LLC, Jose Martinez, and Sanders Martinez dated October 22, 2020 in the original principal amount of \$384,525.00, payable and with interest accruing as therein specified, payable to Lender, containing an attorney's fee clause, and identified internally by Lender as 4260;

A promissory note executed by KATA Mechanics, LLC, Jose Martinez and Sanders Martinez dated October 22, 2020 in the original principal amount of \$500,000.00, payable and with interest accruing as therein specified, payable to Lender, containing an attorney's fee clause, and identified internally by Lender as 4275; and

A promissory note executed by KATA Mechanics, LLC, Jose Martinez and Sanders Martinez dated March 31, 2021 in the original principal amount of \$38,778.84, payable and with interest accruing as therein specified, payable to Lender, containing an attorney's fee clause, and identified internally by Lender as 4877.

Deed of Trust:

Date: October 22, 2020
Grantor: KATA Mechanics, LLC
Lender: Citizens National Bank of Texas

Recording information:

Said Deed of Trust being recorded in the Real Property Records of Ellis County, Texas at Instrument No. 2040025.

Property: See Exhibit A.

County: Ellis County

Date of Sale (first Tuesday of month): September 7, 2021

Time of Sale: between 10:00 a.m. and 1:00 p.m.

Place of Sale: Ellis County Courthouse in the location designated by the Ellis County Commissioners.

Lender has the Substitute Trustee(s) named above to act pursuant to the Deed of Trust. Lender has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

The Substitute Trustee reserves the right to sell the Property as a whole, or in two or more separate and distinct lots, tracts, or parcels.

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

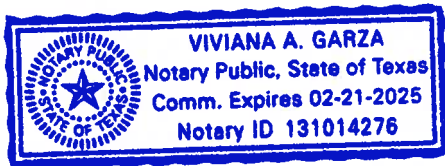
Brian Ford, Brian Burks, or Jennifer Kosumsuriya,
Substitute Trustee

STATE OF TEXAS §

§

COUNTY OF ELLIS §

This instrument was acknowledged before me on August 11, 2021, by Brian Ford, Substitute Trustee.



Viviana A. Garza
Notary Public for the State of Texas

EXHIBIT A

Tract I:

Lot 2, Block 1, of Highway 342 Business Park, Section Two, an addition to the City of Red Oak, Ellis County, Texas, according to the map thereof recorded in Cabinet H, Slide 790, of the Plat Records of Ellis County, Texas.

Tract II:

All that certain 6.00 acre tract of land located in Granville Kirk Survey, Abstract No. 605, Ellis County, Texas, being the tract of land conveyed to Gohar Funds, L.P. in deed recorded in Volume 2529, Page 2144, Official Public Records, Ellis County, Texas, and being more particularly described as follows:

All that certain lot, tract or parcel of land situated in Ellis County, Texas, and being part of the Granville Kirk Survey, Abstract 605, and also being part of that 13.25 acre tract of land conveyed to Leo Christian by deed recorded in Volume 304, Page 339 of the Deed Records of Ellis County, Texas and being more particularly described as follows:

BEGINNING at a point for corner at an iron rod set in the easterly line of Old Highway 75, said point being North 17 deg. 00 min. West a distance of 340.61 feet from the most southerly corner of said 13.25 acre tract at the intersection of said easterly line and the northwesterly line of a county road;

THENCE North 17 deg. 00 min. West along the easterly line of Old Highway 75 a distance of 646.35 feet to a point for corner at the southerly corner of the First Tract conveyed to Johnny B. Claxton by deed recorded in Volume 517, Page 81 of the Deed Records of Ellis County, Texas;

THENCE North 55 deg. 37 min. 55 sec. East along the southeasterly line of said First Tract a distance of 383.87 feet to a point for corner in the northeasterly line of said Christian 13.25 acre tract;

THENCE South 49 deg. 47 min. 10 sec. East along the northeasterly line of said tract a distance of 397.07 feet to a point for corner at an iron rod set;

THENCE South 36 deg. 41 min. 45 sec. West a distance of 721.42 feet to the to the PLACE OF BEGINNING and containing 6.00 acres, more or less.

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SCANNED

POSTED

AUG 17 2021

COUNTY CLERK
ELLIS COUNTY, TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S)
IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY
INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE.
THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED
AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

Matter No.: 096693-TX

Date: August 10, 2021

County where Real Property is Located: Ellis

ORIGINAL MORTGAGOR: BRIAN K MEDLOCK, A SINGLE MAN

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR TOWN SQUARE MORTGAGE & INVESTMENTS, INC., ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST F

MORTGAGE SERVICER: Carrington Mortgage Services, LLC

DEED OF TRUST DATED 4/21/2011, RECORDING INFORMATION: Recorded on 4/28/2011, as Instrument No. 1108347 in Book 02566 Page 1822 Loan Modification recorded 08/28/2017 under Instrument no. 1724554 and recorded 8/19/2019 under Instrument No. 1924009

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): BEING LOT 3 IN BLOCK 1 OF HARMONY PHASE 2A, AN ADDITION TO THE CITY OF RED OAK, ELLIS COUNTY, TEXAS, ACCORDING TO THE FINAL PLAT THEREOF RECORDED IN CABINET H, SLIDE 444, PLAT RECORDS, ELLIS COUNTY, TEXAS.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 9/7/2021, the foreclosure sale will be conducted in Ellis County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 1:00 PM, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

Carrington Mortgage Services, LLC is acting as the Mortgage Servicer for WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST F who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. Carrington Mortgage Services, LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:

WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST F
c/o Carrington Mortgage Services, LLC
1600 South Douglass Road, Suite 200-A
Anaheim, California 92806



4733663


Matter No.: 096693-TX

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I **HEREBY APPOINT AND DESIGNATE MICHELLE SCHWARTZ, BRENDA WIGGS, DAVID STOCKMAN, GUY WIGGS, DONNA STOCKMAN, KATHY ARRINGTON, JANET PINDER, PAUL A. HOEFKER, ROBERT L. NEGRIN** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Aldridge Pite, LLP, 701 N. Post Oak Road, Suite 205, Houston, TX 77024. (713) 293-3618.

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

By: _____


Paul A. Hoefker, Attorney
Robert L. Negrin, Attorney
Aldridge Pite, LLP
701 N. Post Oak Road, Suite 205
Houston, TX 77024

Return to:

ALDRIDGE PITE, LLP
4375 JUTLAND DR., SUITE 200
P.O. BOX 17935
SAN DIEGO, CA 92177-0935
FAX #: 619-590-1385
866-931-0036